

**Stevensville Town Council Meeting Minutes
for THURSDAY, OCTOBER 28, 2021, 7:00 PM**

CONDENSED MINUTES

1. Call to Order and Roll Call

Mayor Dewey called the meeting to order. Councilmembers Allen, Devlin, Ludington, and Wandler were all present.

2. Pledge of Allegiance

3. Public Comments (Public comment from citizens on items that are not on the agenda)

NONE

4. Approval of Minutes

a. 10/14/2021 Meeting Minutes

Mayor Dewey: introduced approval of 10/14/2021 meeting minutes. Council discussion?

Councilmember Ludington: Page 3 chief motley report the last sentence it says we are trying to be very fiscally responsible with our dollars in the fire department and we appreciate it says everyone, but I am pretty sure it means everything.

Councilmember Devlin: I think that he meant every one dollar.

Councilmember Ludington: did he say every one dollar, so it is two separate words.

Councilmember Ludington: make a motion to approve the minutes as corrected.

Councilmember Wandler: 2nd

Mayor Dewey: it has been moved by Mr. Ludington and 2nd by Ms. Wandler to approve the meeting minutes. Council discussion? Public comment? Hearing none, we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: aye.

Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: motion passes.

5. Approval of Bi-Weekly Claims

a. Claims #17085-#17113

Mayor Dewey: introduced claims #17085-#17113.

Councilmember Ludington: #17100 Western Building Center, Milwaukee chain saw. We got a new chain saw.

Mayor Dewey: I believe that the fire department replaced one of their gas chain saws with an electric version.

Councilmember Ludington: for the fire department?

Mayor Dewey: one is coded to fire suppression the other item was for public works.

Councilmember Allen: make a motion, #17085-#17113.

Councilmember Ludington: 2nd.

Mayor Dewey: it has been moved by Mr. Ludington and 2nd by Ms. Wandler. Council discussion? Public comment?

PUBLIC COMMENT

Stacie Barker: 104 Winslett. What is Taz Properties claim number 17107 for \$300? What is that for?

Mayor Dewey: it is our office lease at the airport. Any further public comment? Hearing none, we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: aye.

Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: motion passes.

6. Administrative Reports

NONE

7. Guests

NONE

8. Correspondence

NONE

9. Public Hearings

NONE

10. Unfinished Business

NONE

11. New Business

a. Discussion/Decision: 2021 Revised Preliminary Engineering Report

Mayor Dewey: introduced new business item a. Craig from HDR is here to give the PER update to the council via a power point.

Craig HDR: there is really not a lot that has changed. I came back in June and presented the draft. We got your approval to file a grant for ARPA funds, we were not successful in that proposal. Craig gave his presentation to the council. Grant application due to the state by January 14, 2022.

Councilmember Ludington: I think that we need to try and approve something tonight. That this is the direction that we want to go of course there is going to be some hurdles on where to put a new tank, the disruption of replacing water mains. In my history I have had some experience in replacing water mains in town and it is a big hole. I think that it is important for the town. We need to try and clean up along these leaks. We need to try to prepare ourselves as the town grows.

Mayor Dewey: one thing that we can touch on really quick is that what the costs include is installing a meter pit at the curb stop of every home and every parcel on that road. A lot of those properties their meter is in their crawl space which is bypassing the leakage. All of that water is unmetered. We feel that a large portion of the water that we are leaking is in those areas. With that, does the council have any other input on the direction that we move in. Grant funding is next.

Councilmember Ludington: I think that it is important that we paid attention to the public on fixing the leaks. I think that it is important to us to fix those leaks. It's not a significant amount of time when you have to replace on the main, the work on 3rd Street went pretty fast.

Councilmember Devlin: I don't think we have a justified reason to not move forward. We have already been here just a couple of changes.

Mayor Dewey: with that I will entertain a motion from the council to approve the changes to the PER so that we can proceed with DEQ.

Councilmember Ludington: so moved.

Councilmember Devlin: 2nd.

Mayor Dewey: it has been moved by Mr. Ludington and 2nd by Ms. Devlin

PUBLIC COMMENT

Leanna Rodabaugh: I am confused of what a meter pit is?

Mayor Dewey: the meter pit is individual to the property, a small manhole where you meter is located.

Mayor Dewey: any further public comment? Hearing none we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: aye.

Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: motion passes.

b. Discussion/Decision: American Rescue Plan Act Infrastructure Funding Round 2 Priorities

Mayor Dewey: introduced new business item b. I will hand this back over to you Craig.

Craig HDR: gave his presentation provided in a power point. As you remember there are 3 buckets of funds. We are here to talk about the grant funding. We were not successful on the first round. We will move forward with a revised PER. No fire flow improvements. Gave a recap of the funds available. We are not asking you to figure this out right now. Once we do a condition assessment on the tank. We will come back to you. We could include designs in our contract amendment.

Mayor Dewey: a couple of clarification for the public, SCADA is a computer system that we can monitor from the sewer plant. With that and everything that was presented, we are looking to see if our priorities with the leak repairs on Mission align with the plan.

Councilmember Ludington: first of all, I will start off by saying thank you to Craig and HDR. That being said I have no reason to second guess what HDR is saying. What is Pine and Mission Street going to look like during these upgrades, there is probably going to be some additional costs. I think we need to be thinking on a good spot to put a new tank. I will make a motion to go forth.

Councilmember Devlin: 2nd.

Mayor Dewey: It has been moved by Mr. Ludington and 2nd by Ms. Devlin that we proceed with ARPA funding. To clarify how does the town council feel about proceeding with contract amendments. Going ahead with the assessment is vital. Regardless of if we get ARPA or not we are going to have to replace those mains.

Councilmember Ludington: I see a bunch of date ranges on this funding application. Probably between Thanksgiving and Christmas they are going to look through some that they already have, I think we can add some design to this, but we are headed into that time of year. If you think that it is worth a shot Craig.

Craig: I think that we will score some more points if we say that we under design phase. I don't think that I can get the design done in time, but we can say that we are working on the design.

Mayor Dewey: the interesting subject on this like the airport the reason that we were able to meet those dollars with the FAA is because design was done and just needed funding to get done. I am not hearing objection to that so I will pull together the documentation needed to the next meeting. Any further council discussion? Any public comment? Hearing no public comment, we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: aye.

Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: motion passes unanimously.

c. Discussion/Decision: Main Street Program Grant Contract Amendment

Mayor Dewey: introduced new business item c. The town was awarded Montana Main Street funding about 2 years ago, \$10,000. The pandemic hit and priorities got blurred and the department of commerce would like to get it spent. They wanted to see Stevensville use this money. The growth policy was one of the things that we talked about. With the emphasis on the growth policy that was last done in 2016. With that the planning board felt that there was some merit to further discuss a main street program and its role in the community so this ties in with that contract amendment. We will put out an RFP.

Councilmember Devlin: I remember when the main street had its last meeting they talked about this grant. The downtown businesses would still have the possibility that there would be a go through to speak for them. I would make a motion to move forward.

Councilmember Allen: 2nd.

Mayor Dewey: it has been moved by Ms. Devlin and 2nd by Ms. Allen. Council discussion?

Councilmember Ludington: I think that planning and zoning board has had a really busy year I think that this is something we can try to get somebody in to help us. I think that we need to look at this on moving the town forward.

Mayor Dewey: any further council discussion? Public comment? Hearing none we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: aye.

Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: motion passes.

d. Discussion/Decision: Selection of a broker/firm to enter into a Professional Services Contract with the Town to supply real estate services

Mayor Dewey: introduced new business item d. Because it is public property, we have to make sure that it goes through a fair process. In order to go through this process, we went forward with RFP's three firms responded. Those three firms were Eickert Realty, Engel & Volker's, and Exit Realty.

Councilmember Ludington: are we in the process of getting an appraisal?

Mayor Dewey: not yet we wanted a realtor on board first.

Councilmember Allen: I guess that is where I am stuck, it looks like the commission rates are all similar. There is a stark difference between Exit Realty and Eickert Realty. I would like more information on those numbers.

Mayor Dewey: you have two of the three here and if they are willing to speak to the philosophy into the numbers, we can entertain that.

Kim Lendman: Exit Realty. We came up with this comparison based on a current market analysis and is included in the proposal. There may have been variables that were not included. The price per acre is a computer analysis that comes up with a price per acre.

Heidi Stahl: Engel & Volker's. I spent a lot of time looking at comparative properties my proposal is actual I had a drone fly over it and it is a high and dry property. I looked at acreage that were high and dry.

Kim Lendman: when you look at 5 or 6 acres to put it into perspective, I just had 1 ½ acre listed at \$165,000.

Councilmember Allen: the good news it is a profit no matter what from \$23.00.

Councilmember Wandler: is there anything on the first option to give.

Mayor Dewey: we did a search of the annex building and every file that we have. Past practice was when a clerk left, we moved a file cabinet to the annex building and got a new file cabinet for the new clerk, we do not do that anymore. So, trying to find the Willoughby file as they call it made it easier, we went to the appropriate cabinet. We did find a dead in the safe and we looked at idoc at the title and there are no conditions at this time that there are any restrictions.

Councilmember Ludington: I guess at this time I am interested in the town not having property that they are not going to use. It is an opportunity for us to say we have a piece of property that we don't need to use any more. I think we see what the market can bare.

Mayor Dewey: it was well noted in the last meeting that we are not taking care of this property. I don't think that it is a good reputation for the town to have that we are not a good steward of the land that we own.

Councilmember Wandler: I have talked to people; the gravel is not usable because there is too much clay.

Mayor Dewey: we have better gravel at the airport. There was a concern that we would lose a gravel source, there are reasons that we source our gravel through Ravalli County.

Councilmember Ludington: what I have discovered at this particular time the town was working on water and sewer and they needed bedding material they had an opportunity through somebody that knew somebody that knew that there was a spot that the town might be able to get a hold of that would have material for the water and sewer lines. Since that time, we have not really done any of this type of work ourselves. I have been in this town since 2009 and I did not know that we had it.

Mayor Dewey: we are not sure that we have a key to the gate, it is locked. The decision before you this evening is who you want to facilitate the sale of that property on the town behalf.

Councilmember Allen: I will make a motion to go with Kim Lendman to provide real-estate services to the town and enter into a professional services contract.

Councilmember Ludington: 2nd.

Mayor Dewey: it has been moved by Ms. Allen and 2nd by Mr. Ludington. Any further council comments? Public comment?

Heidi Stahl: I just wanted to make sure that everybody had an opportunity to go through the comps. Not always is the highest price the most realistic price.

Mayor Dewey: the proposals were included in your packet so if you had a chance to look at those over the past seven days. I will take this opportunity to speak to the caliber of proposals that the town has received in the past RFQ's these three proposals blew me away these were not what I expected. Any further council discussion? Public comment? Hearing none,

(Member of the audience spoke out and stated that there is already a motion on the floor)

Mayor Dewey: I know that and that is why I am asking for public comment. We will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: aye.

Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: motion passes.

12. Executive Report

Mayor Dewey: I will be very brief, the only thing that I want to cover other than our 5th Friday meeting tomorrow, the other thing that I will ask folks is that there is an election coming up and all registered voters received their ballots in the mail. As of last night, we were at 39% turn out which is pretty decent.

13. Town Council Comments

Councilmember Ludington: I will mirror what the mayor said, there is no place local to drop off your ballot. You have to take it if you don't mail it on time.

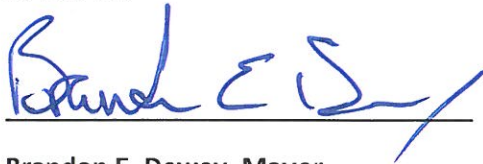
14. Board Reports

Councilmember Ludington: The P&Z Board has been working hard. We are more or less ready to present to the council a draft of zoning division regulations all 122 pages of it, and I expect you to read it. Because I have read it several times. At that time, I will have some highlights for the council that we have paid particular attention to. look forward to that at the next meeting. The other thing that we talked about at the meeting was a transportation plan, it was put together by two engineering firms they went together and that hardly ever happens. That last one is from 2006 and was done by a member of the public works department and an engineer and they probably spent, I don't know 4 hours driving around looking at it and mapping out things, so it is not very inclusive. Don't really have an idea of what it is going to cost but I think that it is desperately needed.

Mayor Dewey: before you leave, please sign the claims sheet, either see Jenelle or Wendi.

15. Adjournment

APPROVE:



Brandon E. Dewey, Mayor

ATTEST:



Jenelle S. Berthoud, Town Clerk